

OFFERING SUMMARY

PREMIER FLEX BUILDING IN CARLSBAD

2034 CORTE DEL NOGAL • CARLSBAD, CA 92011



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CONFIDENTIALITY | CONDITIONS

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the property or the owner of all Property (the "Owner"), to be all-inclusive or to contain all or part of the information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors being the control of the Owner and Commercial Asset Advisors. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interest and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Commercial Asset Advisors nor any of their respectful directors, officers, Affiliates or representatives make an representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Commercial Asset Advisors. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Commercial Asset Advisors. The information containing in this document has been obtained for sources believed reliable.

While Commercial Asset Advisors does not doubt its accuracy, Commercial Asset Advisors has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Commercial Asset Advisors.

***IMAGES DISCLOSURE:** All images in this package may be AI-enhanced, digitally modified or computer-generated, and are provided for illustrative purposes only. They may be hypothetical in nature and do not constitute a guarantee or representation of the property's final design, construction, features, finishes, condition, or availability. All plans, specifications, and details are subject to interpretation and change without notice. Interested parties should independently verify all information through personal inspection and other due diligence and should not rely solely on these images for evaluation or decision-making.

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2034 Corte Del Nogal is an existing office building offering a unique opportunity to reposition into a highly desirable flex property. Located within a well-maintained business park, the property currently supports traditional office use while providing the layout and characteristics needed for a strategic conversion. With the installation of a grade-level roll-up door, the building can accommodate a mix of office and warehouse functionality, appealing to a broader range of users including light industrial, service-based, and showroom tenants.

In addition to its conversion potential, the property offers the ability to demise into two separate suites, creating flexibility for an owner-user or investor. An owner-user can occupy a portion of the building while generating income from a second tenant, or an investor can maximize rental income by leasing to multiple users. The combination of existing office infrastructure and value-add repositioning potential makes 2034 Corte Del Nogal an ideal candidate to capture strong demand for flex space in North County.

ADDRESS:	2034 Corte Del Nogal Carlsbad, CA 92011
OFFERING PRICE:	\$2,200,000 \$313/SF
SIZE:	± 7,040 SF
YEAR BUILT:	2004

*IMAGE DISCLOSURE PAGE 3

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EXISTING FLOORPLAN - ± 7,040 SF

HIGHLIGHTS



BUILT 2004



AMPLE PARKING



FLEX WAREHOUSE POTENTIAL



ABUNDANT NATURAL LIGHT.



MULTIPLE OCCUPANCY POTENTIAL



ROLL-UP DOOR POTENTIAL



RARE OWNER-USER OPPORTUNITY



Not to scale, for illustrative purposes only.

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GRADE LEVEL ROLL-UP DOOR POTENTIAL



2034 Corte Del Nogal offers the potential to add one (1) grade-level roll-up door and unlock direct vehicle access — instantly creating functional warehouse or distribution space. Or lease it as-is as premium flex space, drawing tenants who want the best of both worlds: office and warehouse under one roof.



**100 % HVAC
Flex Space**



14' Clear Height

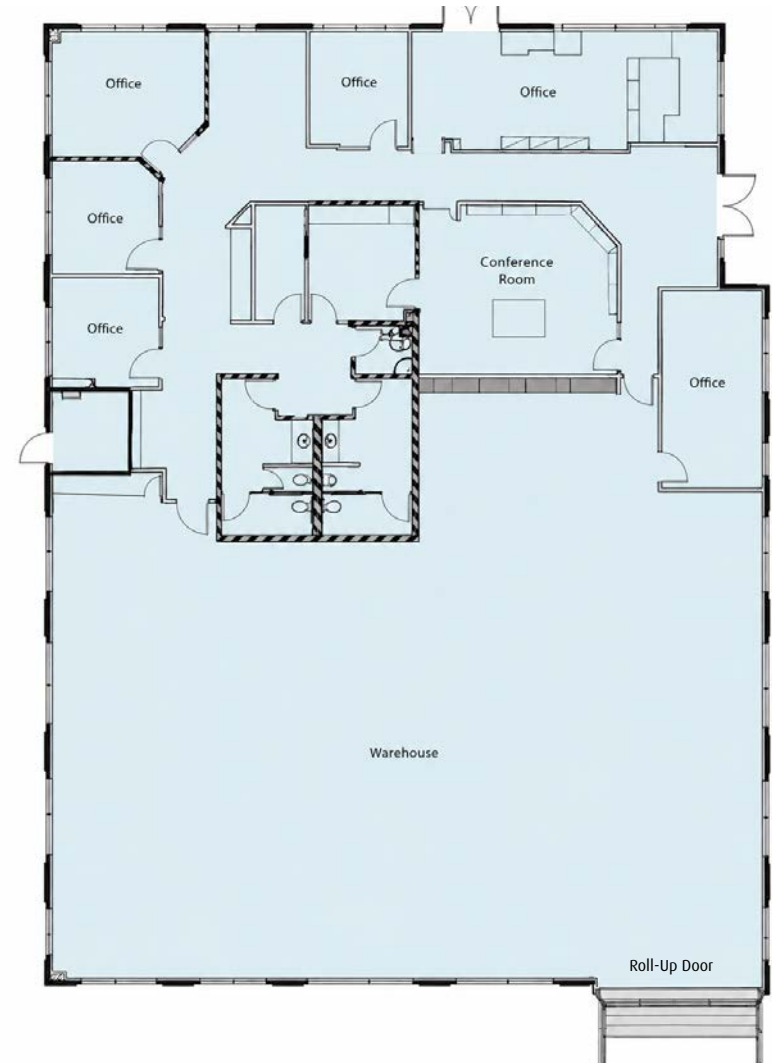


Ample Plumbing



**Existing Lab
Improvements**

CONCEPTUAL FLOORPLAN (Buyer to Verify)



*Illustrative renderings. IMAGE DISCLOSURE PAGE 3

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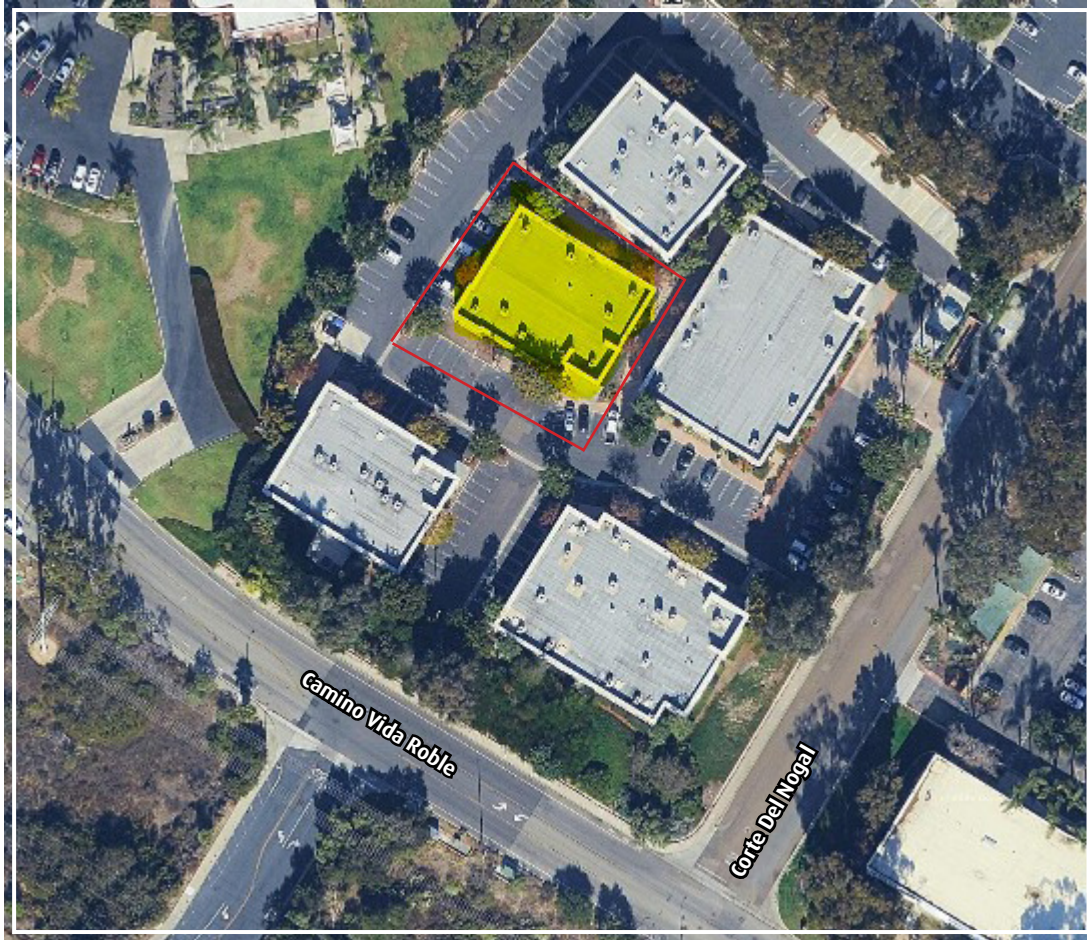
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SITE PLAN



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AREA SUMMARY — CARLSBAD, CALIFORNIA

Carlsbad is a premier coastal community in the heart of North County San Diego, roughly 35 miles north of downtown San Diego and within convenient reach of Orange and Los Angeles counties. Home to approximately 112,000 residents with a median household income near \$142,700—well above state and national averages—the city pairs an exceptional quality of life with one of Southern California's most diversified economies, driving durable, long-term demand for quality commercial space.

A DIVERSIFIED INNOVATION ECONOMY

Carlsbad's resilience rests on five thriving clusters—life sciences, information & communications technology, cleantech, sports innovation & design, and hospitality & tourism—so no single sector defines the market and a deep, specialized labor pool stays in place. Life sciences is a signature strength, anchored by Thermo Fisher Scientific and Ionis Pharmaceuticals and still expanding as firms relocate from the Bay Area—"biotech by the beach." ICT is larger still, led by ViaSat, while TaylorMade and Callaway make Carlsbad a global golf and action-sports hub. Major employers also include LEGOLAND California, the Gemological Institute of America, Nordson, and the Omni La Costa and Park Hyatt Aviara resorts.

PALOMAR AIRPORT BUSINESS PARK SUBMARKET

2034 Corte De Nogal sits within the Palomar Airport Business Park, the established core of Carlsbad's employment base and one of North County's most sought-after industrial, R&D, and office/flex submarkets—a primary landing site for life science, diagnostics, and technology users. The submarket has posted positive net absorption with mid-single-digit vacancy and steady rent growth in a supply-constrained coastal market. A rare advantage is on-site McClellan-Palomar Airport—among the busiest single-runway airports in the U.S., with a substantial corporate-jet fleet and resumed commercial service to Phoenix, Denver, and San Francisco.

TRANSPORTATION & CONNECTIVITY

The Interstate 5 / State Route 78 interchange places Carlsbad at the crossroads of North County, with direct access to San Diego, the Inland Empire, and Orange and Los Angeles counties. Coaster and Amtrak rail (Carlsbad Village and Poinsettia stations) and the nearby Sprinter light rail connect the city regionally, and San Diego International Airport lies roughly 35 miles south.

EDUCATION & WORKFORCE

Carlsbad's talent pipeline is fed by high-performing public schools and nearby Cal State San Marcos, MiraCosta College, UC San Diego, and the University of San Diego—supplying science, engineering, and technology graduates and giving employers a powerful recruiting and retention advantage.

QUALITY OF LIFE & DEMAND DRIVERS

Lifestyle is an economic asset here: 3M+ annual visitors, 4,300+ hotel rooms, seven miles of coastline, LEGOLAND, Omni La Costa, Park Hyatt Aviara, the Flower Fields, and world-class golf. Together with top schools, low crime, and a temperate climate, these amenities let employers recruit nationally and keep their talent in place.

SUMMARY

Carlsbad combines a diversified, innovation-driven economy, deep specialized talent, superior connectivity, and an unmatched coastal quality of life within a supply-constrained market. In the heart of the Palomar Airport Business Park, 2034 Corte De Nogal is positioned squarely within the engine of North County San Diego's growth—a compelling opportunity for owner-users and investors alike.

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CARLSBAD, CALIFORNIA

DEMOGRAPHICS

ESTIMATED POPULATION

114,379

City of Carlsbad • 3,000,000 San Diego County

AVERAGE HOUSEHOLD INCOME

\$146,414

Well above state and national averages

MEDIAN HOME PRICE

\$761,344

Available homes, City of Carlsbad

AVERAGE AGE

41.6

Years

ESTIMATED ANNUAL VISITORS

2,000,000

4,300+ hotel rooms

COASTLINE

7 miles

Of Pacific coastline within the city

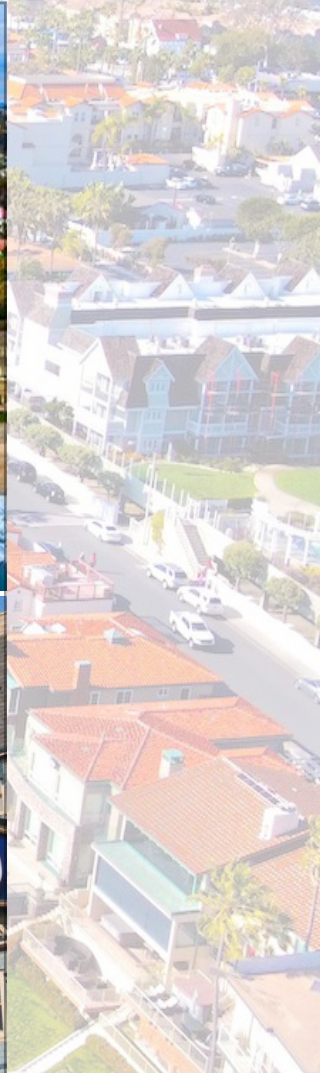
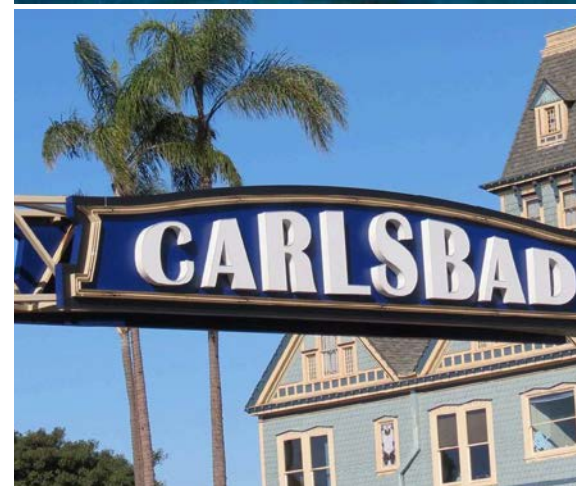
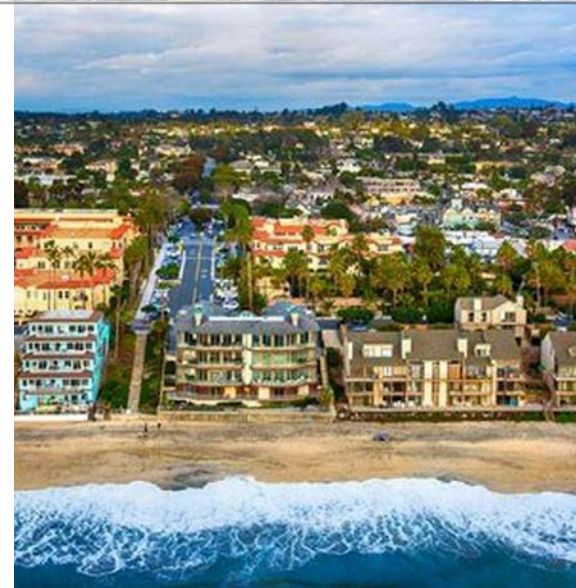
MAJOR EMPLOYERS

Thermo Fisher Scientific
Ionis Pharmaceuticals
ViaSat
TaylorMade
Callaway

LEGOLAND California
Gemological Institute of America
Nordson
Omni La Costa Resort & Spa
Park Hyatt Aviara

CONNECTIVITY

Interstate 5 / State Route 78 interchange
Coaster & Amtrak — Carlsbad Village and Poinsettia
Sprinter light rail
McClellan-Palomar Airport, on-site
San Diego International, ~35 miles south



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SAN DIEGO COUNTY

Coastal access. Global connectivity. A diverse innovation economy.



3.28M

COUNTY RESIDENTS



70 MI

PACIFIC COASTLINE



18

INCORPORATED CITIES



\$106,268

MEDIAN HOUSEHOLD INCOME



4,200 SQ MI

APPROXIMATE LAND AREA

REGIONAL OVERVIEW

San Diego County is home to approximately 3.28 million residents, making it California's second-most-populous county and one of the five most populous counties in the United States. The county encompasses approximately 4,200 square miles of land, 70 miles of Pacific coastline, 18 incorporated cities and a 75-mile international border with Mexico.

Its geography extends from coastal communities along the Pacific Ocean to the Laguna Mountains and Anza-Borrego Desert in the east. Orange and Riverside Counties and Marine Corps Base Camp Pendleton are located to the north, while Mexico forms the county's southern boundary.

The region's mild year-round climate, extensive coastline and combination of employment, recreation and cultural amenities contribute to its desirability as a place to live and conduct business. The City of San Diego is the county seat and principal population and economic center, with approximately 1.4 million residents.

The county includes Downtown San Diego, the Gaslamp Quarter, Little Italy, La Jolla, Hillcrest, Barrio Logan and Kearny Mesa, as well as the incorporated cities of Coronado, Chula Vista, Del Mar, Carlsbad, Escondido and La Mesa.

ECONOMY & INNOVATION

The City of San Diego anchors the county economy and is an important component of the binational San Diego-Tijuana region. Major sectors include military and defense, tourism and hospitality, healthcare, education, biotechnology and life sciences, technology, advanced manufacturing, professional services and international trade.

Qualcomm was founded in San Diego, maintains its headquarters in the region and remains a major private-sector employer. UC San Diego, UC San Diego Health, Scripps Research, the Salk Institute and numerous biotechnology and pharmaceutical companies have established the Torrey Pines-University Town Center area as a nationally significant life-science cluster.

The regional economy also benefits from major military installations, including Marine Corps Base Camp Pendleton, Marine Corps Air Station Miramar and multiple Navy facilities.

TRANSPORTATION & CONNECTIVITY

Principal highway corridors include Interstates 5, 8, 15 and 805. Regional transit includes MTS bus, Rapid and Trolley service; NCTD BREEZE, COASTER and SPRINT service; and Amtrak Pacific Surfliner stations in Downtown, Old Town, Solana Beach and Oceanside. San Diego International Airport, immediately northwest of Downtown, is the region's primary commercial airport. Montgomery-Gibbs Executive Airport and Brown Field Municipal Airport serve general aviation.



Sources: U.S. Census Bureau QuickFacts; County of San Diego, MTS...

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